

**803/6B Atkinson Street, Liverpool, NSW 2170**



**Apartment For Sale**

Saturday, 29 June 2024

803/6B Atkinson Street, Liverpool, NSW 2170

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Mathew Bell

0409241419

## Auction

If you've been looking for a unit that is move in ready, spacious and full of natural light, this is one you're going to want to see. Sitting on the top floor, with ultra modern fixtures and appliances, this six year old, 125m<sup>2</sup> apartment is located only minutes to Liverpool Station, Casula Powerhouse, five schools and more importantly, it sits above The Paper Mill. . King sized master bedroom with a built wardrobe and balcony . Ensuite features floor to ceiling tiles, frameless shower screen, floating vanity and toilet . Bedroom 2 will fit a double bed and features a large built in robe . Stylish main bathroom with floor to ceiling tiles, 20mm stone benchtops, frameless shower, freestanding bath and toilet . Kitchen features 20mm stone benchtops, 4 burner cooktop, stainless steel De'Longhi appliances and dual sinks . Open plan living area with downlights and split system air conditioner . Additional study nook with ample storage space . Internal laundry cupboard with dryer . Huge balcony provides additional living space and good views . Roof top terrace with gardens, sitting area and benches . Single car space in secure underground garage with storage cage . Total living space is 125m<sup>2</sup>, including carpark and storage 140m<sup>2</sup>. . Currently leased for \$530 per week on an expired lease . Potential rental return of \$650 per week (approx) . Less than a 5 minute drive to multiple schools, Liverpool train station and Westfield Liverpool . Walking distance to a great kids playground and the Casula Powerhouse Arts Centre . An elevators ride down to The Paper Mill with four unique dining experiences plus a selection of private dining and event spaces plus a kids playspace. . Auction on Tuesday 23rd July 2024 at 6:00pm at Smithfield RSL.